



THE
A-TEAM

**RE/MAX
FIRST**

1111 13 Avenue #103, Calgary T2R 0L7

MLS® #: **A2180689** Area: **Beltline** Listing **11/22/24** List Price: **\$285,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade

Finished Floor Area

Abv Sqft: **710**
 Low Sqft:
 Ttl Sqft: **710**

DOM

29

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction:
Brick, Wood Frame, Wood Siding
 Flooring:
Carpet, Laminate, Tile
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, Pantry**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 8`7"	Dining Room	Main	12`4" x 8`8"
Living Room	Main	12`4" x 11`8"	Bedroom - Primary	Main	10`4" x 17`8"
Kitchen	Main	10`9" x 7`6"	Sunroom/Solarium	Main	10`6" x 9`5"

Legal/Tax/Financial

Condo Fee: **\$459** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq:

Monthly

Legal Desc: 8211786

Remarks

Pub Rmks: **Welcome to urban living at its finest in the heart of Beltline! This stunning condo offers 710 square feet of bright and inviting living space, designed for comfort and convenience. Step inside and be greeted by an open-concept layout that is flooded with natural light, creating a warm and welcoming atmosphere. The spacious living area seamlessly connects to the modern kitchen, featuring granite countertops, ample cabinet space and sleek appliances, perfect for entertaining or enjoying a quiet night in. The bedroom is a tranquil retreat, offering plenty of space and light, with a large closet for all your storage needs. The well-appointed bathroom is stylish and functional, complementing the modern aesthetic of the home. One of the standout features of this condo is the in-suite laundry, providing the utmost convenience for your daily routine. Additionally, enjoy the beauty and tranquility of the large courtyard, a perfect spot to relax and unwind. Parking is a breeze with your assigned underground parking spot, ensuring your vehicle is safe and secure year-round. Located across from Connaught School and just steps away from the vibrant 17th Avenue, you'll have everything you need at your fingertips. Explore a wide array of shopping options, restaurants, bars, gyms, and banks, all within walking distance. Don't miss this opportunity to experience the best of Beltline living. Schedule your showing today and make this beautiful condo your new home**

Inclusions: N/A
Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





